

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**February 16, 2010**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, February 16, 2010, at about 8:45 a.m. at Trumbull Park District Fieldhouse, 2400 East 105<sup>th</sup> Street, Chicago, IL.

Chairman Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

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| Present: | Martin Nesbitt<br>Hallie Amey<br>Deverra Beverly<br>Dr. Mildred Harris<br>Michael Ivers<br>Bridget Reidy<br>Sandra Young |
| Absent:  | Myra King<br>Carlos Ponce  |

Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairman announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

Commissioner Sandra Young departed the meeting at about 8:30 a.m.

Commissioner Myra King joined the Commissioners in Executive Session at about 8:55 a.m. The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Lewis Jordan, Chief Executive Officer, then presented his monthly report. Mr. Jordan commenced his report by highlighting accomplishments for 2009. According to Mr. Jordan, 2009 marked the 10<sup>th</sup> anniversary of the Plan For Transformation. Events culminated with a Symposium that was well attended by present and former CHA executive staff, CHA residents, City of Chicago Sister Agencies, community partners and academia. Mr. Jordan then continued his report by informing Commissioners and the public at large that the CHA has completed construction and rehabilitation of 17,812 units or 71% of the 25,000 public housing units anticipated under the Plan. CHA also received \$210 million through the Stimulus Act and these funds will be used to accelerate purchase and installation of cameras throughout CHA properties, complete energy efficient improvement projects and accelerate demolition and rehabilitation of family housing. According to Mr. Jordan, another major accomplishment for 2009 included the consolidation of private management roster from 14 to five firms. Mr. Jordan then proudly announced that CHA has received superior credit rating of AA- from Standard and Poor for its strong management and superior strategic plan. In addition, CHA, along with Fitzgerald Associates Architects and Holsten Real Estate Development, was also recognized by the U.S. Environmental Protection Agency, as one of the four national winners of the 2009 National

Smart Growth Achievement Award for transforming an aging isolated public housing development into the successful integrated Parkside of Old Town community. Mr. Jordan concluded his report by announcing the completion of the boiler replacement program at 21 senior properties and the \$10 million new decentralized boiler system at Trumbull Park Homes.

Chairman Nesbitt then invited residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, Chairman Nesbitt introduced the items discussed in Executive Session. Commissioner Ivers then presented an Omnibus Motion to approve Items 1 and 2 discussed in Executive Session.

**Executive Session Item 1**

**RESOLUTION NO. 2010-CHA-6**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 1, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for January 2010.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for January 2010.

**Executive Session Item 2**

**RESOLUTION NO. 2010-CHA-7**

**WHEREAS**, the Board of Commissioners has reviewed the Board letter dated February 16, 2010, requesting authorization to enter into negotiations for an Intergovernmental Agreement between the Chicago Housing Authority and the Chicago Park District for a land exchange;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into negotiations for an Intergovernmental Agreement (“IGA”) with the Chicago Park District (the “Park District”) under which the Chicago Housing Authority (“CHA”) will convey land to the Park District for the construction of a recreational center and the Park District will convey land that it owns either of equal or greater acreage which is acceptable to CHA to further its redevelopment efforts of certain public housing communities. Upon finalizing the terms of the IGA, subsequent Board authorization will be requested to execute the same and to submit the necessary acquisition and disposition applications to HUD.

The Omnibus Motion to adopt resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Harris and the voting was as follows:

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| Ayes: | Martin Nesbitt<br>Hallie Amey<br>Deverra Beverly<br>Dr. Mildred Harris<br>Michael Ivers<br>Myra King<br>Bridget Reidy |
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| Nays: | None |
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The Chairman thereupon declared said Motion carried and said Resolutions adopted.

In the absence of Committee Chair Ponce, Commissioner Ivers, presented the Operations and Facilities Committee report. Per Commissioner Ivers, the Operations Committee held its regular meeting on Wednesday, February 10, 2010, at approximately 1:15 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Ivers then presented an Omnibus Motion for adoption of Resolutions for Items A1 thru A6 discussed, voted and recommended for Board approval by the Operations Committee.

**(Item A1)**

ACE Coffee Bar, Inc. was awarded a contract to install, supply and maintain vending machine facilities and services at 59 CHA locations for a base period of two years. The vending machines offer soft drinks and snacks at competitive vending machine prices. The current contract will expire on March 16, 2010. Accordingly, the Resolution for Item A1 approves one year extension option for Ace which would continue the revenue sharing agreement and allow CHA residents to utilize the convenience of the vending machines close to their places of residence.

**RESOLUTION NO. 2010-CHA-8**

**WHEREAS**, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 10, 2010, entitled "Recommendation to Exercise the One Year Extension Option with ACE Coffee Bar, Inc. for the Supply and Maintenance of Vending Machines at CHA Developments";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to exercise the one year extension option with ACE Coffee Bar, Inc. for the supply and maintenance of vending machines at CHA developments.

**(Item A2)**

The resolution for Item A2 approves a one-year option with Spanish Coalition for Housing to provide Latino Site offices for marketing, intake and outreach services for the CHA. In 1996, the CHA reached a settlement in a class action lawsuit that charged the CHA and HUD with discrimination against Latinos in Chicago's public housing programs. The court found that Latinos had been deprived of housing assistance caused by actions and inactions on the part of the CHA and HUD. The settlement resulted in the Latino Consent Decree which, among other requirements, required the CHA to have two site offices, staffed at all levels with bilingual personnel, to assist individuals seeking information about or wishing to register for CHA programs. Though the 10-year agreement, Latino Consent Decree has been lifted for over 6 years, CHA has incorporated the strategies and experience developed over the years and in spirit of the progress gained under the Latino Consent Decree and good-faith, the CHA continues to take affirmative actions in the form of marketing, intake and outreach to the Latino community for all its services and programs. Over the past year, Spanish Coalition for Housing has provided the CHA with outstanding service in Spanish and English to the Latino and greater community and has utilized its' expertise, experience and know-with-all to assist over 1200 individuals and families with critical services on behalf of the CHA. Spanish Coalition for Housing is willing to provide services for the next contract term, under the same terms and conditions as provided in the base contract.

**RESOLUTION NO. 2010-CHA-9**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated February 10, 2010 entitled, "AUTHORIZATION TO EXERCISE ONE-YEAR OPTION FOR CONTRACT NUMBER 9011 WITH SPANISH COALITION FOR HOUSING TO PROVIDE LATINO SITE OFFICES-MARKETING, INTAKE AND OUTREACH SERVICES FOR THE CHA";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the one-year option to extend Contract No. 9001 with Spanish Coalition for Housing for the period of March 1, 2010 through February 28, 2011 to operate two (2) bilingual (Spanish) Latino Site Offices in the Latino community to provide marketing, intake and outreach services related to CHA programs for a total amount not-to-exceed \$501,045.00.

**(Item A3)**

In 2000, the Board of Commissioners approved the Plan for Transformation, which upon approval by HUD was incorporated into a Moving to Work (MTW) Agreement. Per the MTW, the CHA is required to submit an annual plan to HUD outlining the steps it will take during the applicable fiscal year to achieve the goals and commitments of the Plan for Transformation. The Board previously approved and HUD agreed to the demolition of six dwelling buildings, which was completed in 2009. The FY2010 Annual Plan was approved by the Board of Commissioners on October 20, 2009, and included the intention to demolish the remaining properties as part of the process of the revitalization of Harold L. Ickes Homes. Per HUD regulations, permission to demolish all or a portion of a development must include a copy of a resolution by the Authority's Board of Commissioners approving the application. Accordingly, the resolution for Item A3 approves submission of a Demolition Application to HUD for the demolition of two dwelling and 4 non-dwelling properties at Ickes Homes.

**RESOLUTION NO. 2010-CHA-10**

**WHEREAS**, the Board of Commissioners has reviewed the board letter dated February 10, 2010, entitled "REQUEST FOR AUTHORIZATION TO SUBMIT A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF TWO (2) DWELLING AND FOUR (4) NON-DWELLING PROPERTIES IN HAROLD L. ICKES HOMES AND TO DEMOLISH SAID PROPERTIES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a demolition application to the U.S. Department of Housing and Urban Development ("HUD") for the demolition of one (1) dwelling building totaling 138 units located at 2320-30 S. State St., one (1) sixty-five (65) unit dwelling building located at 44 W. 24<sup>th</sup> St., and four (4) non-dwelling buildings (2325 S. Federal St., 2400 S. State St., 2402 S. State St. and 2326-28 S. Dearborn St.) in Harold L. Ickes Homes (IL2-016), and to demolish said properties upon receipt of approval from HUD.

**(Item A4)**

The resolution for Item A4 approves the Tenant Selection Plan, Lease, Lease Riders and Bylaws for Rockwell Gardens Replacement Housing at the On-site Development known as West End Phase 2 and to amend the Admissions and Continued Occupancy Policy (ACOP) to incorporate such documents. This authorization is required at this time to facilitate the development of the units at West End. These documents have been reviewed by CHA, the Developer, Working Group, and Resident Leadership representing the interest of residents from Rockwell Gardens, who recommend the documents as acceptable. A public comment period was held from December 9, 2009 through January 7, 2010. A public comment hearing was held on December 16, 2009, at Grant School Campus. Due to low resident turnout, it was requested that CHA host another hearing. A town hall meeting was held on January 23, 2010, at Grant School Campus. The comment period was extended and the CHA accepted comments until January 25, 2010. Notice for the 30-day comment period was published in the Chicago Sun-Times, Chicago Defender, and Extra newspapers, as well as posted on the CHA website and on site at the following Office(s): CHA Administrative Office, Central Advisory Council, and West End Management Office. Consideration was given to any forthcoming comments prior to finalizing the documents.

**RESOLUTION NO. 2010-CHA-11**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 10, 2010, entitled "AUTHORIZATION FOR APPROVAL OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR ROCKWELL GARDENS REPLACEMENT HOUSING AT THE ON-SITE DEVELOPMENT KNOWN AS WEST END PHASE 2 AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached Tenant Selection Plan, lease, lease riders, and bylaws in substantially the form presented to the Board for the Rockwell Gardens replacement housing at the development known as West End Phase 2. The Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

**(Item A5)**

The resolution for Item A5 approves the Intergovernmental Agreement with the Public Commissioner to provide management services for CHA's 2010 Surveillance Camera Initiative. The purpose of the Surveillance Cameras Initiative is to improve the CHA's property management capabilities by leveraging state of the art surveillance technologies for improved investment protection and operational security at CHA's residential developments. The CHA entered into an agreement with Siemens Building Technologies, Inc. in December 2009 for this initiative. The vendor is currently doing field survey work for the assessment and design stages of the project and the Public Building Commission (PBC) will serve in the capacity of Owner's Representative, Project Management, and Quality Control oversight for CHA. The PBC project team brings a unique combination of experiences in these areas based on their ability to leverage learning and synergies from other surveillance camera initiatives that are in progress across the City of Chicago.

**RESOLUTION NO. 2010-CHA-12**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 10, 2010, entitled "Recommendation to Enter into an Intergovernmental Agreement with the City of Chicago Acting by and through its Public Building Commission for Supporting Project Management of Surveillance Camera Systems";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago, acting through its Public Building Commission, for supporting project management of surveillance camera systems for CHA Family and Senior Portfolios in a total amount not-to-exceed \$1,622,293.00 for sixteen (16) months.

**(Item A6)**

The resolution for Item A6 approves the Intergovernmental Agreement with the Public Building Commission (PBC) to provide project management services for the Wide Area Network implementation. Siemens Building Technologies, Inc. is currently doing field survey work for the assessment and design stages of the Surveillance Camera Initiative. An upgrade to our existing wide area network (WAN) is necessary to provide sufficient bandwidth and integral infrastructure required to support the video surveillance project. To deliver high quality real time video to the Office of Emergency Management and Communications (OEMC), each CHA remote location's infrastructure and electronic communications equipment must be upgraded. The WAN upgrade project is a critical prerequisite to implementing a successful video surveillance solution. The video surveillance and WAN projects are tightly coupled, and to ensure their success it is prudent to have the PBC coordinate both implementations.

**RESOLUTION NO. 2010-CHA-13**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 10, 2010, entitled "Recommendation to Enter into an Intergovernmental Agreement with the City of Chicago, Acting by and through its Public Building Commission to provide Project Management Services for the Wide Area Network Telecommunications Initiative.";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental agreement ("IGA") with the City of

Chicago, acting through its Public Building Commission to provide project management services for CHA Administrative Offices and Traditional Housing Portfolios in a total amount not-to-exceed \$370,000.00 for a term of sixteen (16) months.

The Omnibus Motion to adopt resolutions for Items A1 thru A6 was seconded by Commissioner Harris and the voting was as follows:

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| Ayes: | Martin Nesbitt<br>Hallie Amey<br>Deverra Beverly<br>Dr. Mildred Harris<br>Michael Ivers<br>Myra King<br>Bridget Reidy |
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| Nays: | None |
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

Commissioner Ivers then presented the monthly report for the Finance and Audit Committee. Per Commissioner Ivers, the Finance and Audit Committee meeting was held on Wednesday, February 10<sup>th</sup> at approximately 1:50 p.m. at the 60 East Van Buren Corporate offices. The Chief Financial Officer and staff presented the Committee with the Treasury and Cash Flow report for the month of January and the 2010 Annual Cash Flow Forecast.

Commissioner Ivers then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B4 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

The resolution for Item B1 approves the submittal of the FY2010 Performance Funding System (PFS) Calculation to HUD. HUD uses the PFS to determine a public housing authority's eligibility for an operating subsidy. Based on the formula established by HUD as a part of the Amended and Restated Moving-to-Work Demonstration Agreement, the CHA should request the operating subsidy in the amount of \$174,119,556. For fiscal years 2000-2017, CHA must prepare its request for operating funds by making adjustments to the base year subsidy eligibility. Unlike the procedure used in prior years, HUD has requested each Authority to submit its PFS Schedule prior to the release of final pro-rations. This is being done in order to determine the overall need of Public Housing Authorities. Upon release of the final pro-ration amount, the CHA's FY2010 Comprehensive Budget will be adjusted accordingly.

**RESOLUTION NO. 2010-CHA-14**

**WHEREAS**, The Board of Commissioners have reviewed the Board Letter dated February 10, 2010, requesting authorization to submit FY2010 Performance Funding System Calculation to the Department of Housing and Urban Development and approval of the FY2010 Performance Funding System Performance Calculation.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners approves the FY2010 Performance Funding System Calculation and authorizes the Chief Executive Officer or his designee to execute and submit the Performance Funding System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

**(Item B2)**

The CHA receives hundreds of checks during the course of monthly business. These checks are received from both internal and external sources. Many are billed directly to the third party payer through an automated non dwelling rental billing procedure established by the Finance Department. In an effort to formalize the collection, accounting and monitor and control of these funds the Collection/Depository Policy has been revised. The primary revision revolves around the migration to an automated remote deposit function from the old CHA lockbox procedures.

The revised policy also provides a framework and procedures for new revenue items and the ability to codify and manage the collection, accounting and reconciliation of CHA miscellaneous income sources. Accordingly, the resolution for Item B2 approves the Revised CHA Treasury Collection/Depository Policy.

**RESOLUTION NO. 2010-CHA-15**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 10, 2010, requesting adoption of a revised collection/depository policy and concurs in the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners repeals and rescinds any and all previously adopted collection/depository policies, and resolutions related to the approval of such policy.

**THAT**, the Board of Commissioners adopts the revised Chicago Housing Authority Collection/Depository Policy dated December 31, 2009 attached hereto as Exhibit 1.

**THAT**, the revised Collection/Depository Policy dated December 31, 2009 shall be effective immediately.

**(Item B3)**

In November 2009, the CHA released a Request for Proposal for Strategic Planning Consulting Services. The RFP was advertised in area newspapers and on the CHA's Website. Eight firms were directly solicited, including one WBE firm. Thirty-four firms downloaded the solicitation and one firm picked up a copy of the RFP. One proposal was received which was evaluated by an evaluation committee comprised of five. After the evaluation committee completed its analysis, the firm was invited to discuss their proposal and to negotiate pricing. Based upon the evaluation of the written proposal and information gathered from discussions, it was determined to award the contract to Pedelty Enterprises, LLC. Pedelty Enterprises will be responsible for ensuring that the following objectives are accomplished: continue Executive Coaching for the team members reporting to the Chief Executive Officer to further the success of the agency's strategic alignment; provide for tactical and strategic planning intervention when necessary to support the executive team and their divisions in order to comply with federal, city and other mandates and initiatives and facilitate Leadership and Board of Commissioner quarterly retreats to assist in the effective communication of the implementation of the Strategic Plan. Accordingly, the resolution for Item B3 approves award of contract to Pedelty Enterprises for consulting services related to CHA's Strategic Plan.

**RESOLUTION NO. 2010-CHA-16**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated February 10, 2010, entitled "Authorization to enter into a contract with Pedelty Enterprises, LLC for consulting services related to CHA's Strategic Plan in a not to exceed amount of \$480,000.00 for a two year term."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Pedelty Enterprises, LLC for consulting services related to CHA's Strategic Plan in a not to exceed amount of \$480,000.00 for a two year term," with a one year option subject to Board approval.

**(Item B4)**

The resolution for Item B4 approves contract with Windows of Opportunity to continue performing services to and on behalf of the CHA and CHA residents. The purpose of Windows of Opportunity, Inc. is to address the needs of public and assisted housing residents through ongoing communication between CHA and residents, and other businesses, cultural, social, educational and philanthropic organizations and communities. Windows serves as a fiscal agent/administrator for grants and funds received from public, private, and corporate funds for the CHA. This contract will authorize Windows to continue to raise funds for new and ongoing

resident initiatives; form and maintain partnerships/linkages with outside community groups, service providers, and funding sources; and work closely with CHA staff and residents to identify gaps in services and seek resources to fill those gaps in line with Windows' mission. The term of the contract shall be for twenty four months, beginning January 1, 2010, and continuing through December 31, 2011, and the contract shall remain subject to extension at the CHA's election through two (2) one-year options subject to funding availability and CHA Board approval. At the end of the twenty four - month contract term, recommendations will be made regarding the role Windows will fulfill in supporting the CHA's efforts to improve the quality of life of public and assisted housing residents. The CHA shall receive oral and written presentations from Windows to be made to the CHA Board of Commissioners on a quarterly basis.

**RESOLUTION NO. 2010-CHA-17**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 10, 2010, "AUTHORIZATION TO ENTER INTO A CONTRACT WITH WINDOWS OF OPPORTUNITY, INC."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Windows of Opportunity, Inc., in an amount not to exceed \$330,000.00 annually for a two year term with two (2) one-year extension options, subject to Board Approval.

The Omnibus Motion to adopt resolutions for Items B1 thru B4 was seconded by Commissioner King and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Bridget Reidy

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Finance Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: Martin Nesbitt  
Chairman

s/b: Lee Gill, Custodian and  
Keeper of Records